

City of Boston Conservation Commission
Public Meeting Minutes

Boston City Hall, Hearing Room 801
Boston, Massachusetts, 02201

January 5, 2011

Commissioners Present: Stephen Kunian, Vivien Li, John Sullivan, Antonia Pollak

Commissioners Not Present: Charles Button, Jeanne McHallam, John Lewis

Staff Present: Chris Busch, Executive Director

Minutes:

6:10 PM Upon a motion by S. Kunian and 2nd by A. Pollak, V. Li was made acting Commission Chair for the hearing (vote 3/0/0).

6:16 PM **Notice of Intent from the Massachusetts Port Authority for the Southwest Service Area Redevelopment Project at Logan International Airport, involving the construction of an airport car rental garage structure, service facilities, roadway reconfiguration, installation of utilities and landscaping, East Boston, Boston Harbor (100-foot Buffer Zone to Coastal Bank).**

Owner: Massachusetts Port Authority

Representatives: James Stolecki, Massport; Andy Boyd, Parsons Brinkerhoff

Documents: Plan sections as submitted in the project NOI

J. Stolecki provided general project overview and aspects of project phasing, including: relocation of Tomahawk Drive; stormwater management system improvements and changes; and increased landscaping and pervious areas. Noted landscaping along the Harborwalk will be expanded and all project landscaping is still under development and subject to community review. Alterations to BWSC connections were discussed and compliance with the states Stormwater Management Standards were reviewed including TSS removal rates and capture of first 1" of rain give the project site is a property with a higher potential pollutant load per the state's standards. J. Stolecki also provided recent sea level rise inundation mapping information which represented the project area as elevated above most future flood water scenarios.

J. Sullivan inquired as to the accessibility of the project green space. A. Boyd provided a synopsis of landscaping and greenspace, much of which provides connecting path systems to parks.

V. Li asked about use of public restrooms in the new garage facility and signage, as well as a community meeting room. A. Boyd confirmed all the referenced amenities.

V. Li inquired as to the number of trees that will be planted on the project site and water recycling.

A. Boyd noted 98% of wash water will be reused and recycled onsite.

V. Li asked about green roof technologies on some of the new buildings. A. Boyd noted that solar arrays are being developed for most roof tops.

T. Pollak inquired as to the distance of the project from Memorial Park. A. Boyd noted less than 100-feet. T. Pollak informed proponent that the project will have to be reviewed by the City's Parks Commission.

J. Sullivan noted that the project stormwater system will change how stormwater flows enter the harbor. Changes must have BWSC approval prior to construction. J. Stolecki confirms necessary approval.

Commission staff inquired as to project phasing and construction of Harborwalk landscaping and amenities. A. Boyd noted that the kitchen building will be demoed in 2012 so the improvements should occur during the fall of 2012.

V. Li inquired as to bike racks on the property. A. Boyd stated that public and employee racks will be provided at a number of locations.

Commission moves to review draft Special Conditions. J. Stolecki takes issue with requirement of 'Don't Dump' plaques around interior catch basins. Commission decides to uphold the Special Condition.

Motion made by V. Li include additional Special Conditions:

- Landscaping improvements along the Harborwalk shall be completed by 2012
- Public restrooms shall be open to the public with universal signage to direct the public, which shall be installed and completed by 2013.
- The proponent must submit to the Commission a management plan outlining how the public may use the civic room.
- The final landscape plan must be submitted to the Commission and the Parks Commission for review and approval. Plan must include the number of trees to be planted.
- A minimum of two harborwalk signs shall be installed
- Modify Special Condition 45 so that it reads 'prior to construction start up'.

Motion seconded by T. Pollak to accept the additional Special Conditions, approve the Order of Conditions and close the hearing (voted 3/0/1, S. Kunian recused)

7:00 PM

Request for Certificate of Compliance for Order of Conditions DEP File No. 006-0668 from Union Wharf Condominium Trust, for the construction of a seawater cooling facility, at 343 Commercial Street, North End, Boston Inner Harbor.

Owner: Union Wharf Condominium Trust

Representatives: Susan Bernstein, Esq.

Documents: N/A

Commission staff noted that a site inspection of the subject property had been conducted prior to the hearing and all public amenities and signage were in place per prior Ch. 91 requirements and Order requirements. Although the seawater intake pump has been functioning during prior visits to the property on the day of the inspection it was actually disassembled. S. Bernstein noted that the cooling system does not function during the winter months and has therefore been mothballed until the spring.

Motion made to issue a Certificate of Compliance by S. Kunian and seconded by T. Pollak (voted 4/0/0).

7:10 PM

Request for Certificate of Compliance for Order of Conditions DEP File No. 006-0764 from Union Wharf Condominium Trust for seawall and dock maintenance, at 343 Commercial Street, North End, Boston Inner Harbor.

Owner: Union Wharf Condominium Trust

Representatives: Susan Bernstein, Esq.

Documents: N/A

Commission staff again referenced the site inspection and observations that work was conducted in accordance with that presented to the Commission and as affirmed by the project engineer. Public amenities and signage were again reviewed. V. Li noted that adjacent to Harborwalk signage is signage indicating video surveillance of the property. V. Li related that such signage is not in the spirit of public access and may send a prohibitive message. S. Bernstein stated she would review any requirements for the signage to be installed together and whether the signs could be separated. V. Li suggested a continuance of the matter until the next public hearing until the signage matter is resolved. Commission staff will review the matter at the next hearing.

Motion made to continue review of the request until the January 19, 2011 public hearing by V. Li and seconded by T. Pollak (voted 4/0/0).

7:20 PM

Request for Certificate of Compliance for Order of Conditions DEP File No. 006-0938 from Burroughs Wharf Condominium Trust for pile repair and building renovations, at 40-50 Battery Street, North End, Boston Inner Harbor.

Owner: Burroughs Wharf Condominium Trust

Representatives: Susan Bernstein, Esq.

Documents: N/A

Commission staff reviewed findings of recent site visit and specified all Harborwalk signage and public amenities were installed and functioning as required. Project engineer also attested to work being conducted in accordance with project plans as submitted to the Commission.

Motion made by A. Pollak to issue a Certificate of Compliance, and seconded by S. Kunian (voted 4/0/0).

7:30 PM

Request for Certificate of Compliance for Order of Conditions DEP File No. 006-1216 from Burroughs Wharf Condominium Trust for wharf maintenance and repairs, at 40-50 Battery Street, North End, Boston Inner Harbor.

Owner: Burroughs Wharf Condominium Trust

Representatives: Susan Bernstein, Esq.

Documents: N/A

Commission staff reviewed findings of recent site visit and specified all Harborwalk signage and public amenities were installed and functioning as required. Project engineer also attested to work being conducted in accordance with project plans as submitted to the Commission.

Motion made by A. Pollak to issue a Certificate of Compliance, and seconded by S. Kunian (voted 4/0/0).